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April 6, 2025

VIA ELECTRONIC DELIVERY

Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **DRB25-1089** – Request for Design Review Approval for the
Property Located at 1601 West 24 Street (West 69' of Lot 5)

Dear Mr. Madan:

This firm represents Bergar Enterprises LLC (the "Applicant"), the contract purchaser of the West 69' of Lot 5, Block 3D (the "Lot Split Parcel"), of the Sunset Islands No. 3 Subdivision. The Lot Split Parcel is currently included within the property located at 1601 West 24 Street, which consists of Lot 4 and the West 69' of Lot 5, Block 3D (the "Property"). Please consider this letter the Applicant's letter of intent in connection with a request to the Design Review Board ("DRB") for design review approval of a one-story single-family home on the Lot Split Parcel.

Property Description. The Property is comprised of one parcel located on West 24 Street in Sunset Island No. 3. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-3228-001-1420. See Exhibit A, Property Appraiser Summary Report. The Property is in the RS-3 Single Family Residential District and is platted as part of the Sunset Islands No. 3 Subdivision, recorded in Plat Book 40, Page 8, of the Public Records of Miami-Dade County. See Exhibit B, Plat. The Applicant is concurrently processing lot split application File No. PB25-0754 with the City's Planning Department.

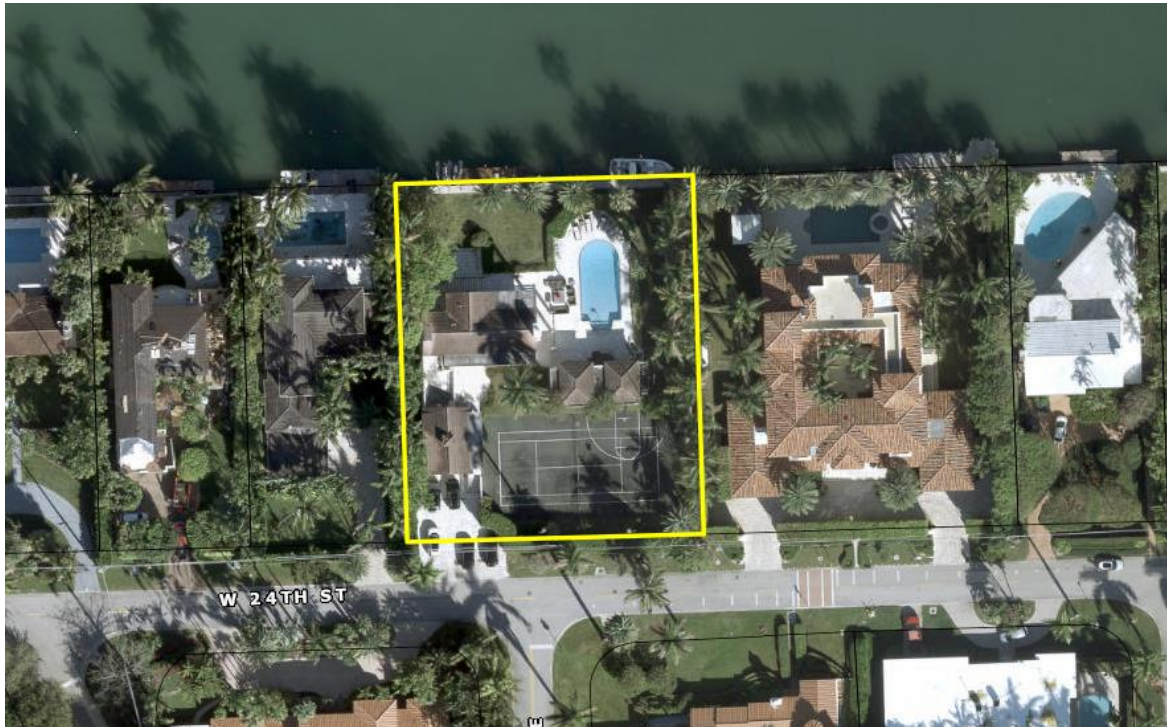


Figure 1, Aerial

Lot Split Request. The Applicant is seeking to develop the portion of Lot 5, Block 3D, that is currently part of the Property. The proposed Lot Split Parcel is approximately 12,076 square feet in size. Lot 4, Block 3D, is approximately 13,126 square feet in size ("Remainder Parcel"). The dimensions of the resulting lots will be consistent with the City's land development regulations, resulting in lots that will be compatible with the properties in the surrounding area. In Sunset Island No. 3, there are more than ten (10) parcels that have a lot area of 10,500 square feet or less in size and both of the post-split lots will exceed this threshold. Therefore, the lot split results in lots that are comparable in size to the existing neighborhood context and comply with the minimum required lot size of the RS-3, Single-Family Residential District.

Proposed Home. The Applicant proposes an attractive one-story residence that complements the Sunset Island No. 3 neighborhood and has a minimal impact on the surrounding community. The Applicant's design complies with the current Resiliency Code requirements for height, unit size, and lot coverage. The proposed home features a resilient design and ground floor elevation of 10' NGVD. The design utilizes attractive and high-quality materials such as hurricane rated terracotta roof tiles, impact rated steel windows, and smooth stucco finishes within a compact structure that responds to the Property's street-facing and waterfront-facing frontages. The proposed home design will be accentuated by lush native and Florida-friendly landscaping throughout the property. Overall, the proposed home complements

the character of the neighborhood with a modern resilient style appropriate for waterfront homes in the City. The estimated cost of construction is \$2,500,000.00.

Design Review Criteria. The proposed home design is consistent with the City's design review criteria codified in Section 2.5.3.1 of the City's Resiliency Code. Below is each relevant criterion and the application's consistency with all of the standards.

a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

The proposed home is resiliently designed with a finished floor elevation of 16' NGVD and effectively responds to both of the Property's frontages on West 24 Street and the waterway to the rear. The project's proposed landscape will be lush, with a variety of species.

b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

The proposed home effectively provides for multiple modes of ingress and egress, utility services, drainage facilities, and screen devices.

c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

The architectural plans submitted with the application materials include a zoning data table, site plan, elevations, and multiple diagrams for open space, lot coverage, and diagrams to confirm compliance with the requirements for the underlying zoning district.

d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the City identified in section 2.5.3.2.

The Applicant has selected high quality materials and finishes for the project.

e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and all pertinent master plans.

The Project conforms with the intent of the Resiliency Code and standards of the RS-3 development regulations.

f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

The proposed home is sensitive and compatible with the surrounding neighborhood, while elevating the appearance and character of its surroundings. The resilient design will enhance the street and the waterfront frontages.

g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

The proposed layout of the residence, with the massing centrally located and lush landscaping, minimizes potential impact on adjacent neighbors. The Applicant has paid particular attention to safety, crime prevention, and fire protection with the proposed layout of the home.

h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

The home provides for efficient ingress and egress to-and-from the Property. Additionally, vehicle parking is efficiently located and largely screened from view.

i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

The plan is in compliance. The Applicant agrees to minimize glare and reflection, if any, on adjacent properties consistent with the City Code.

j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Included in the application materials are architectural and landscape plans with sufficient details relating to the proposed landscape and paving materials. The proposed landscape will be lush, with a variety of species.

k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

The project includes multiple landscape buffer layers and proportional side setbacks to ensure that the headlights of vehicles are adequately shielded from public view, adjacent properties, and pedestrian areas.

l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

The proposed home is sensitive and compatible with the surrounding neighborhood. The home design uses a compact massing to minimize impact and preserve view corridors.

m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Not applicable.

n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

The proposed home complies with this criteria.

o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

This criterion is inapplicable to this application.

p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

The proposed home utilizes impact glazing on all facades to provide transparency in order to achieve pedestrian compatibility and visual interest.

q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Not applicable for this single-family home.

r. In addition to the foregoing criteria, Section 104-6(t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not applicable for this single-family home.

s. The structure and site comply with the sea level rise and resiliency review criteria in Chapter 7, Article I, as applicable.

Confirmed. The structure and site comply with the sea level rise and resiliency review criteria in Chapter 7, Article I, as applicable.

Sea Level Rise and Resiliency Criteria. The new home will advance the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

New windows will be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant will proactively address sea level rise projections.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The new single-family home will be adaptable to the raising of the abutting public right-of-way in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Future development of the Lot Split Parcel will be entirely new construction located well-above base flood elevation.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space will be located below base flood elevation.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

12. The design of each project shall minimize the potential for heat island effects on-site.

The new residence will strategically minimize the potential for heat island effects on site. The new home will incorporate passive design strategies, such as shading devises and natural ventilation, and significantly increases the vegetation on the Property.

Conclusion. Approval of the proposed home design will allow a new resilient home to be developed in the Sunset Island No. 3 neighborhood. The proposed design is sensitive to adjacent properties and compatible with the character of the community. We respectfully request your favorable review and recommendation with respect to this application. If you have any questions or comments, please give me a call at (305) 377-6238.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application.

Sincerely,

A handwritten signature in blue ink, consisting of stylized initials 'MJM' followed by a long horizontal stroke.

Michael J. Marrero

CC: Roberto Alvarez, Esq.

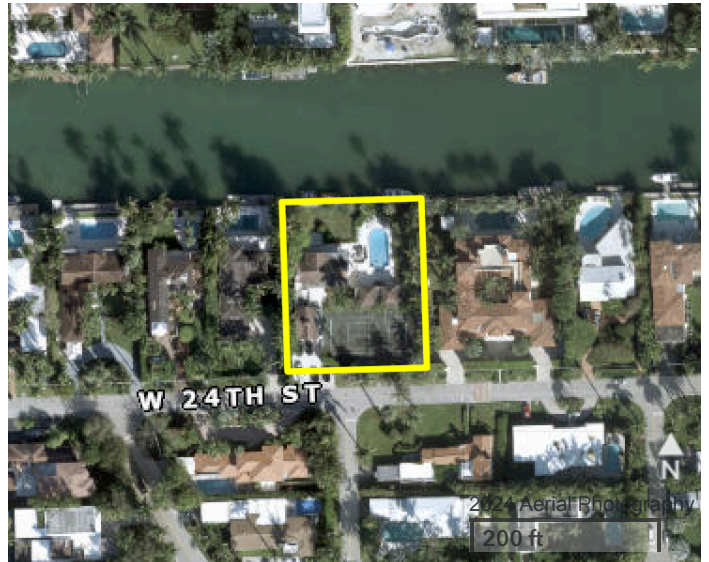


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/03/2025

PROPERTY INFORMATION	
Folio	02-3228-001-1420
Property Address	1601 W 24 ST MIAMI BEACH, FL 33140-4526
Owner	FRANCK COHEN , AGNES COHEN
Mailing Address	1601 W 24 ST MIAMI, FL 33140
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 1
Floors	2
Living Units	1
Actual Area	6,236 Sq.Ft
Living Area	4,498 Sq.Ft
Adjusted Area	5,073 Sq.Ft
Lot Size	25,200 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$17,640,000	\$16,632,000	\$10,584,000
Building Value	\$915,036	\$926,089	\$937,140
Extra Feature Value	\$81,013	\$81,977	\$82,941
Market Value	\$18,636,049	\$17,640,066	\$11,604,081
Assessed Value	\$6,135,420	\$5,956,719	\$5,783,223

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$12,500,629	\$11,683,347	\$5,820,858
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
SUNSET ISLAND-ISLAND NO 3
PB 40-8
LOT 4 & W69FT OF LOT 5 BLK 3-D
LOT SIZE 144.000 X 175
OR 20462-0912 06 2002 5

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$6,085,420	\$5,906,719	\$5,733,223
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$6,110,420	\$5,931,719	\$5,758,223
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$6,085,420	\$5,906,719	\$5,733,223
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$6,085,420	\$5,906,719	\$5,733,223

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/03/2011	\$4,250,000	27727-0386	Qual by exam of deed

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadecounty.com/info/disclaimer.asp>

